

9732**CERTIFICATE OF INSPECTION****VALID FOR ONE YEAR**

Address:	37 Leonard Avenue	Date:	March 9 th , 2016
Perm. Parcel No:	812-04-035	Use District:	I-1
Present Occupancy:	1 Commerical Unit	Permitted Occupancy:	1 Commercial Unit
Owners Name:	Lenus Properties, LLC	Maximum Occupancy:	
Agent:		Property:	Legal Conforming [X] Legal Non-Conforming [] Illegal []
Phone:			

Upon inspection, we find that said property is in need of repairs as follows:

NOTE: This building has four areas with a total square footage in excess of 12,000 square foot. For the purpose of this report these are defined as areas one through four.

Area one (#1) is the storage area on the right side facing the building complex facing Leonard Avenue. This portion is marked on the Harriman Street side as 42 F Harriman, but has no property or easement access to Harriman Street.

Area two (#2) is the fire damaged portion (two floor level) that occurs to the left of building area one that occurs in the middle front, facing from Leonard Avenue. This area was to be rebuilt in 2006 but was never completed and all permits are expired.

Area three (#3) is the food preparation (include the commercial kitchen hood) and refrigerated freezer storage area (one floor level with limited elevation changes) that occurs to the left of building area two that occurs, facing from Leonard Avenue.

Area four (#4) occurs behind area two portion (two stories) with dry storage in non-working refrigerated storage and residential occupancy on two floor levels.

NOTE: In building area one there was a large room (water heater and other items stored above) that was not accessible at the time of inspection. A re-inspection at a later date **SHALL BE** required to inspect these items.

NOTICE: THIS IS A VISUAL INSPECTION. THE CITY ASSUMES NO LIABILITY OR RESPONSIBILITY FOR FAILURE TO REPORT VIOLATIONS THAT MAY EXIST AND MAKES NO GUARANTEE WHATSOEVER THAT FUTURE VIOLATIONS CANNOT, OR WILL NOT OCCUR.

NOTICE

Violations identified as **HEALTH/SAFETY**, must be corrected/inspected **PRIOR** to occupancy. Violations identified as **REQUIRED MAINTENANCE VIOLATIONS**, must be corrected and inspected no later than **SIX MONTHS from date of transfer (weather permitting)**. An escrow account shall be established with an amount of money equal to 150% of the value of the work required to correct **ALL** outstanding violations. Corrections will be the responsibility of the individual named on the Escrow Hold Statement.

PERMITS ARE REQUIRED FOR HVAC,
PLUMBING, ELECTRICAL AND MAJOR
CARPENTRY.

CITY OF BEDFORD BUILDING DEPARTMENT**Inspector:**

Richard Hickman

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NOTE: The scope of work needed at this building will require that registered City of Bedford contractors shall obtain permits for the Building, Plumbing, Electrical, HVAC, paving and Fire Suppression. To obtain permits, plans shall be prepared and approved prior to issuance of any permits. Work for which the approved plans and permits are required shall not be started until the approved plans and permits are obtained.

HEALTH/SAFETY ITEMS (Items that need to be done PRIOR to occupancy):

- 1) The commercial kitchen exhaust hood fire suppression system has cooking appliances that do not correspond to the locations and suppression coverage approved. Therefore immediately cease operations due to the fire hazard.
- 2) Commercial kitchen hood fire suppression system is not current with required fire safety system inspections and the appliances located under the hood do not correspond to the approved construction documents. Owner to submit revised construction documents reflecting current conditions for review and approval. Hood fire suppression system is to be immediately serviced and protection provided for the appliances located under the hood.
- 3) The Commercial kitchen hood exhaust system consists of two exhaust fans as approved in 2012. One of the fans exterior is damaged and shall be repaired immediately or use of the kitchen hood shall stop.
- 4) 8The approved plans for the fire damaged area (building area #2) in 2006 indicated that a fire separation assembly was to be built to establish fire areas less than 12,000 square feet. Since this fire separation was not built, (which was verified during the field inspection) the fire area now exceeds 12,000 square feet and will require fire suppression on accordance with the Ohio Building Code. Fire suppression plans shall be submitted for plan approval, and once approved, permits obtained by a City of Bedford registered fire suppression contractor.
- 5) All structures, both interior and exterior property to be free from rodent harborage and infestation. Remove rodents and restore damage to the building and site. Feces was found on the second floor in the room with the electrical panel.
- 6) The ceiling of the first floor coolers accessible from the second floor fire addition is being used as a second floor area. This area appears to be used for storage and contains mechanical equipment. There are no documents to show that the ceiling structure of the cooler is designed to be used as a storage occupancy which requires a floor live load design of 125 pounds per square foot for a light storage condition and possibly 250 pounds per square foot.
- 7) Exit and emergency lighting to be fully operational throughout the facility.
- 8) Provide a proper landing and tread risers outside the north exit door in the area close to the toilet room.
- 9) All doors must open and close properly. Doors may not be barricaded shut, use bolt type hardware or other devices that prevent operation of the door. Make all exterior doors operational.

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ZONING:

This property is zoned I-1. Limitations for occupancy in I-1 do not allow residential use as found in the NW first and second floor of the building as defined on BCO section 1941.02 and 1941.03. **The residential use shall cease immediately and occupants shall vacate.**

PERMITS/INSPECTIONS:

The permits issued for the reconstruction of the fire damage based on plans from 2006 are expired. This expiration applies to both the plan approval and the associated permits. New plans will be required to be prepared by a state of Ohio Licensed design professional for plan examination under the applicable codes for plan approval. Once plan approval is obtained, then registered City of Bedford contractors, shall obtain permits, do all work, obtain all inspections and final approvals prior to occupancy.

Review of the inspection records indicate only four inspections occurred for the fire repair reconstruction though permits were issued for siding, roof, two electrical permits, plumbing and mechanical. These limited inspections were related to the general construction and the rough plumbing. During the inspection it was noted that electrical work has occurred in the fire addition and that plumbing, electrical, HVAC and building work has occurred in other areas but no plans, permits, inspections, or approvals have occurred.

REQUIRED MAINTENANCE ITEMS:

- 1) Remove all trash, rubbish, garbage or debris on property, especially on southwest, northwest and northeast sides of the building.
- 2) All metal siding must be present, in good condition and properly painted. Repaint or install new, siding with proper finish throughout.
- 3) All vinyl siding must be present, in good condition. Repair missing siding or install new vinyl siding throughout.
- 4) All wood trims, fascia, and soffits must be complete and properly maintained and painted or covered with aluminum break-metal.
- 5) Fences must be plumb, structurally sound, free of deterioration, and painted. Repair/replace fence accordingly.
- 6) Install address numbers on the premises. Numbers shall be 4-inch-high block numbers and shall be of a color contrasting to the substrate onto which they will be installed.
- 7) Repair, scrape and paint or completely replace the overhead door(s). Three overhead doors are located on southeast sides and one on the northwest building side.

EXTERIOR ITEMS:

- 1) Clean interior and exterior, repair or replace all gutters and downspouts as needed. Install missing gutters and downspouts
- 2) All masonry (block, brick, etc., exterior walls, etc.) must be in good, sound condition with no loose or missing brick, block or mortar. Replacement materials, including mortar colors, must match the originals in nature, texture, color and style. Caulking may not be used to replace masonry mortar. Tuck point all masonry accordingly.
- 3) Remove//Clean graffiti and restore wall.
- 4) All windows must be intact, operable, glazing putty in good condition and painted.

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EXTERIOR ITEMS (Cont):

- 5) Repair all windows to insure that glass is intact; that windows open and close properly; that windows lock securely; that glazing putty and weather stripping is present in good condition and is effective; and properly finished. Plywood is not acceptable for window glazing or application over existing windows.
- 6) All exterior light fixtures must be complete, properly maintained and operate normally.
- 7) Trim all trees, bushes and/or shrubbery on the property, especially on the southwest (between area three and property line by railroad tracks) and northeast (between area one and the property line) sides of the building.

PARKING LOTS, DRIVEWAYS, SIDEWALKS, AND STAIRS:

- 1) Replace the driveway apron. Aprons must be replaced with reinforced concrete in the minimum thickness of 6-inches for residential property and 8-inches for commercial property. Asphalt aprons shall not be approved. NOTE: If the curb is broken or missing, either in whole or in part, in the apron area, then the curb will have to be replaced or repaired along with the apron work. New curb sections must be excavated to a depth of 18-inches and must be dowelled in to adjacent curb sections. Contact the Building Department for more direction on this work.
- 2) Remove and replace all damaged, cracked, spalling driveway concrete. Driveway concrete shall be a minimum of 4-inches in thickness.
- 3) Remove and replace all damaged, cracked broken or deteriorated asphalt drive and asphalt parking areas.

NOTE: Reinforced concrete may be installed with either 6 X 6 #10 welded wire fabric or with fiber mesh.

NOTE: Asphalt paving shall be installed in two layers of a minimum thickness of 2 ½ -inches and 1-inch respectively.

GENERAL ELECTRICAL ITEMS:

- 1) All circuits in the load-center(s) must be identified/labeled on the panel cover or next to breaker/fuses.
- 2) Replace all circuit breakers in Loadcenters/Panelboards throughout that are not listed for use by manufacture.
- 3) Maintain minimum working clearances at all electric panels and disconnects per NEC.
- 4) Provide proper box extensions at exterior siding conditions to meet NEC.
- 5) Provide properly working clearance in front of electrical panels and transformers per NEC.
- 6) All unused or defective electrical fixtures or equipment must be completely removed throughout.
- 7) All taps and splices must be enclosed in work box with correct cover.
- 8) A bonding jumper wire (size per NEC) must be installed from hot to cold at both hot water tanks.
- 9) All lights, outlets and switches must be complete and operate properly. Electrical devices may not be painted.
- 10) Exposed wiring or conduit must be properly secured.
- 11) Extension cords are permitted only for temporary uses. Remove cords used as permanent wiring.

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GENERAL PLUMBING ITEMS:

- 1) Hot water tank located on platform in building area #1 shall be equipped with T & P relief valve with 3/4" copper or galvanized discharge piping terminating 2" – 6" from building floor.
- 2) Hot water tank located on platform in building area #1 shall be equipped with a listed 1/4-turn gas shut-off valve.
- 3) Hot water tank located on platform in building area #1 shall have clearance to combustibles where flue penetrates the combustible roof framing.
- 4) Hot water tank located on platform in building area #1 shall have working clearances as required in the OPC and guards at the opening sided platform area.
- 5) Hot water tank located on platform in building area #3 food prep area shall be equipped with T & P relief valve with 3/4" copper or galvanized discharge piping terminating 2" – 6" from floor.
- 6) All old style gas valves shall be equipped with a listed 1/4-turn gas shut-off valve.
- 7) Provide current inspection tag for incoming water service backflow device that is not more than 12 months old.
- 8) Add a vacuum breaker (backflow preventer) at all faucets with threaded hose connections.
- 9) Rubber "TEE" fitting used at the hand wash station outside the food prep area in building area #3 does not meet the minimum plumbing code for fittings or transition fitting. Replace "TEE" with code complaint piping material.
- 10) Rubber coupling fitting used at the three compartment sink drain in building area #3 does not meet the minimum plumbing code for fittings. Replace "TEE" with code complaint piping material.
- 11) Plumbing in the laundry room is not code complaint. Plumbing does not have a standpipe trap, uses transition fittings that are not code complaint and is not properly supported or installed.

GENERAL HVAC ITEMS:

- 1) All HVAC equipment must be clean and in serviceable condition and generally free of rust and corrosion. Have all HVAC appliance cleaned and serviced by a qualified technician (submit copy of service report to the Building Dept.). Or Replace with a new appliance.
- 2) REZNOR unit heater installed in building area #1 without plan approval or permits. Submit plans to gain approval and obtain the permit and all required inspections including final approval.
- 3) Replace all obsolete gas valves with the correct 1/4-turn gas shut-off valve.
- 4) REZNOR unit heater installed in building area #1 requires a dirt leg on the gas line.
- 5) REZNOR unit heater installed in building area #1 shall have clearance to combustibles where flue penetrates the combustible roof framing.
- 6) Flu piping must be secured by using sheet metal screws or rivets.
- 7) REZNOR unit heater installed in building area #1 requires the electrical feed wiring must be encased in conduit. The use of an extension cord is not code compliant or safe.
- 8) Gas piping throughout building to be secured properly in both the horizontal and vertical direction.
- 9) Repair or replace the damaged exhaust hood fan located on the wall adjacent the RR tracks.
- 10) Replace the clothes dryer exhaust ductwork at first floor laundry area with code compliant smooth interior wall ductwork.

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TOILET ROOM ITEMS: FIRST FLOOR northwest with a water closet and lavatory

- 1) Toilet rooms must be equipped with an exhaust fan. Install an exhaust fan.
- 2) Flooring must be sanitary, smooth and water-tight. Install a new tile floor.
- 3) Wall and ceiling surfaces must be free of cracks or holes and properly painted. Patch and repaint the bathroom walls/ceilings.
- 4) Caulk base of toilet leaving 1/2" in rear without caulk and install toilet bolt caps.
- 5) Caulk backsplash of sink.

TOILET ROOM ITEMS: SECOND FLOOR northwest with a water closet, lavatory and tub/shower

- 1) Flooring must be sanitary, smooth and water-tight. Install a new tile floor.
- 2) All plumbing fixtures must be clean, sanitary, in good working order and free of leaks and defects. Repair the leaking water piping/faucets. Repair the leaking drain lines.
- 3) Caulk base of toilet leaving 1/2" in rear without caulk.

INTERIOR ITEMS:

- 1) Provide a handrail on both sides of stair at northwest portion of building and at fire addition. Handrail shall meet grasp ability, height, and extension requirements.
- 2) Provide guard on stair at northwest portion of building and at fire addition
- 3) Repair and/or replace all missing or damaged interior doors, door frames, baseboard or any other wood moldings. Paint or stain to match existing.

OCCUPANCY

Occupancy to be determined based on submission of plans.